

ZONING

105 Attachment 5

Town of Greenfield

Table 2, Area Regulations
 Low Density Residential (LDR) District
 [Amended 7-12-2007 by L.L. No. 2-2007; 5-8-2008 by L.L. No. 1-2008; 11-12-2009 by L.L. No. 2-2009; 9-8-2011 by L.L. No. 1-2011; 11-22-2016 by L.L. No. 4-2016]

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	4	6	250	75	50	75	0.15	35
Agricultural processing	2	2	200	50	25	40	0.6	50
Agricultural uses and structures	2	2	200	50	25	40	0.6	50
Bed-and-breakfast	4	6	250	75	50	75	0.15	35
Campground	10	10	400	75	50	75	0.15	35
Cemetery	4	6	250	75	50	75	0.15	35
Community residence	4	6	200/250	75	50	75	0.15	35
Contractors storage yard, large	6	6	250	75	100	100	0.15	35
Family day care, exempt	4	6	200/250	75	50	75	0.15	35
Family day care, licensed	4	6	200/250	75	50	75	0.15	35
Family day care, registered	4	6	200/250	75	50	75	0.15	35
Farmstand	6	6	250	75	50	75	0.15	35
Garage apartment	4	6	200/250	75	50	75	0.15	35
Home occupation Type 1	4	6	200/250	75	50	75	0.15	35
Home occupation Type 2	6	8	200/250	75	50	75	0.15	35
In-law apartment	4	6	200/250	75	50	75	0.15	35
Kennel	10	10	250	100	100	100	0.15	35
Mobile home, single	4	6	200/250	75	50	75	0.15	35
Multi-family dwelling	4/d.u.	6/d.u.	250/300	75	50	75	0.15	35

GREENFIELD CODE

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Personal farm activities	4	6	250	100	100	100	0.15	35
Public and semipublic structure or use	4	6	250	75	50	75	0.15	35
Recreational facilities	20	20	250	75	50	75	0.15	35
Religious institution	4	6	250	75	50	75	0.15	35
Restaurant	4	6	250	75	50	75	0.15	35
Single-family dwelling	4	6	200/250	75	50	75	0.15	35
Solar, ground-mounted, Levels I & II	4	6	200/250	75	50	75	0.15	15
Solar, ground-mounted, Level III	20	20	200/250	100	100	100	0.15	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation or a lawfully permitted one or two-family residence on a property.							
Stable, large	6	6	300	100	100	100	0.15	35
Stable, small	6	6	300	100	100	100	0.15	35
Studio	4	6	250	75	50	75	0.15	35
Two-family dwelling	8	12	250/400	75	50	75	0.15	35
Veterinary hospital	4	6	250	75	50	75	0.15	35